

PUBLIC UTILITIES CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE BELOW DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

- EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR ELECTRIC LINES AND CABLES, REC'D JUNE 5, 1964, BY INSTR. NO. 69527, O.R. RIV. CO.
- EASEMENT IN FAVOR OF SOUTHERN CALIF EDISON AND THE CITY OF RIVERSIDE FOR POLES AND CONDUITS, REC'D SEPT. 30, 1964, BY INSTR. NO. 118688 AND NO. 118689, O.R. RIV. CO.
- EASEMENT IN FAVOR OF THE CITY OF RIVERSIDE FOR POLES, REC'D SEPT. 30, 1964 BY INSTR. NO. 118692 AND NO. 118693, O.R. RIV. CO.
- EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CITY OF RIVERSIDE FOR POLES AND CONDUITS, REC'D SEPT. 30, 1964, BY INSTR. NO. 118694 AND NO. 118695, O.R. RIV. CO.

TRACT NO. 14540

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M., AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

"FOR CONDOMINIUM PURPOSES"

MARCH, 1986

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

DATED: Nov. 12, 1986

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: [Signature]

FILED
ON NOV. 18, 1986

AT 1:00 P.M.
WILLIAM E. CONERLY
COUNTY RECORDER

BY: Santa Ragon

FEE \$14.00

NR 293039
BOOK 163 PAGE 52-56
FILED BY CITY CLERK

SUB'D N G'TEE TICOR TITLE

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE AND WE HEREBY DEDICATE FOR STREET AND PUBLIC UTILITY PURPOSES LOTS "A" AND "B". WE THE UNDERSIGNED OWNERS, OUR SUCCESSORS, ASSIGNS, IN INTEREST, HEREBY RELEASE AND RELINQUISH TO THE CITY OF RIVERSIDE, ALL VEHICULAR ACCESS RIGHTS APPURTENANT TO LOTS 1, 4 AND 5 ON, OVER AND ACROSS CENTRAL AVENUE ADJOINING SAID LOTS, EXCEPT 100' DRIVEWAY OPENING AS SHOWN. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E." WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF STORM DRAIN FACILITIES, THE EASEMENTS DESIGNATED AS STORM DRAIN EASEMENT.

GUARANTY SERVICE CORPORATION, A TEXAS CORPORATION

JAMES R. SHANKLE PRES. KENNETH R. MATTICKS ASST. SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS }
COUNTY OF DALLAS }

ON THIS 17 DAY OF MARCH 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES R. SHANKLE AND KENNETH R. MATTICKS PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF GUARANTY SERVICE CORPORATION, A TEXAS CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES 3/9/88 WITNESS MY HAND AND OFFICIAL SEAL

Betstine Pineda
NOTARY PUBLIC IN AND FOR SAID STATE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 14540, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON MAY 21, 1981, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: Nov. 13, 1986

ROBERT C. WALES, R.C.E. 18793
CITY ENGINEER

BY: William D. Gardner
DEPUTY R.C.E. 11405

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED Nov. 12, 1986

BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: [Signature]

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Oct. 24, 1986

H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

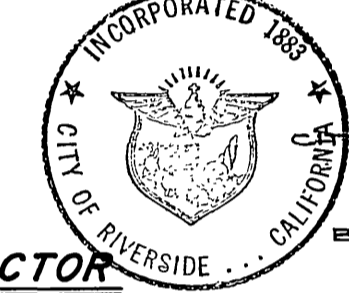
SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 28TH DAY OF FEBRUARY, 1986, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY JOHN R. DYERLY, INC.

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF FIVE (5) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 14540, AND THE STREETS AND EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC STREETS AND EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 18th DAY OF November 1986.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$_____.

DATED November 4, 1986

R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Arleta Brooks
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED _____, 19__

GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF FIVE (5) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING APRIL, 1985; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Mar. 11, 1986

A. HUBERT WEBB, R.C.E. 11842

BY: A. Hubert Webb
R.C.E. EXPIRATION DATE: DEC. 31, 1988
F.B. 1045 / 32-34 83-44

CITY COPY

163
53

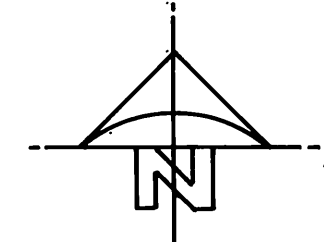
SHEET 2 OF 5 SHEETS
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA
TRACT NO. 14540

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M., AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

"FOR CONDOMINIUM PURPOSES"
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

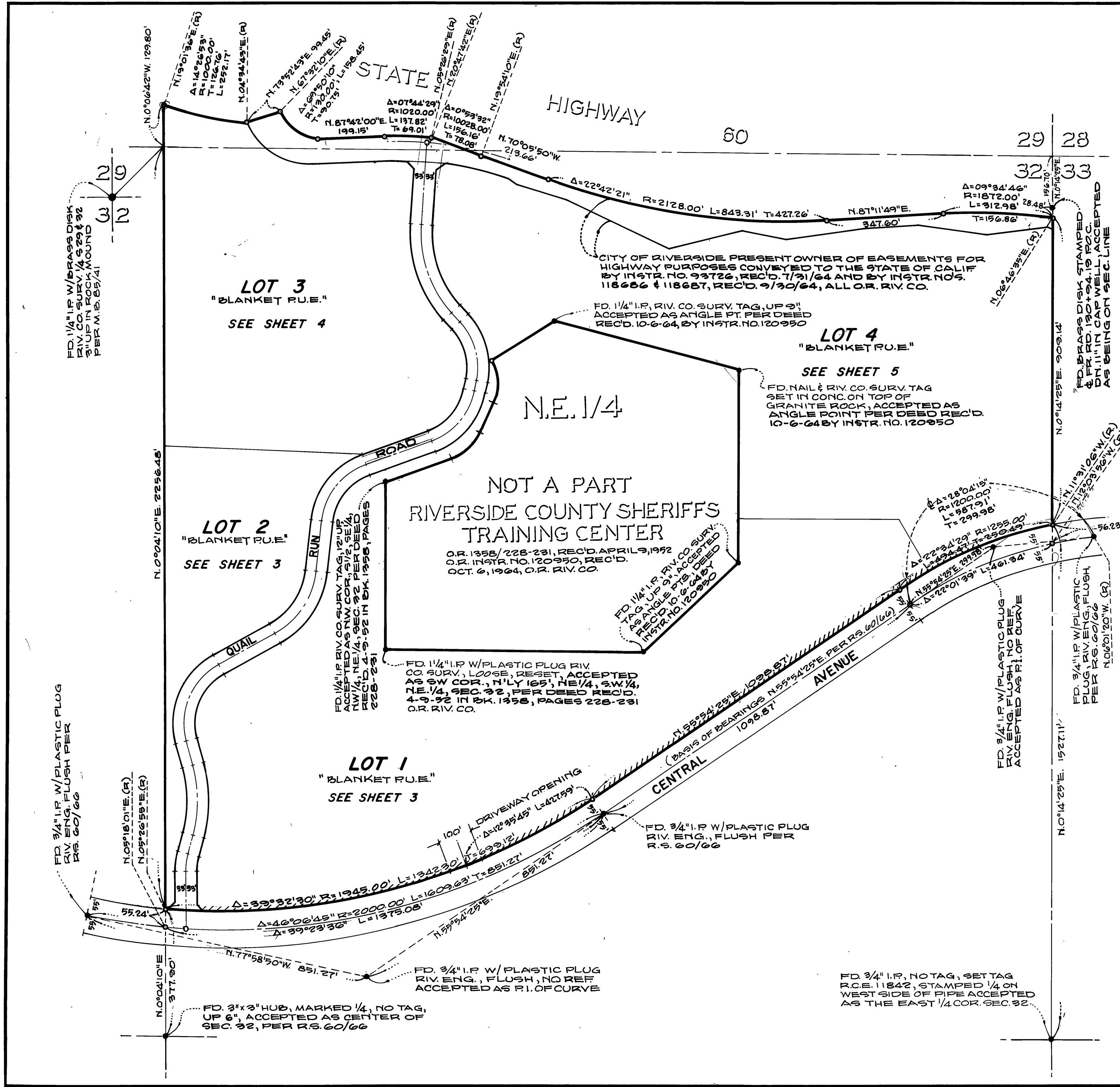
MARCH, 1986

SCALE: 1" = 200'



ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTER LINE OF CENTRAL AVENUE SHOWN AS N. 55° 54' 25" E. AS PER RECORD OF SURVEY IN BOOK 60 OF RECORD OF SURVEYS, PAGE 66, REC'D. RIV. CO.
2. ● INDICATES MONUMENTS FOUND AS NOTED.
3. ○ SET 1" IRON PIPE, TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS.
5. SET STEEL PIN TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 104.12 ACRES GROSS.
7. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. // INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.
9. () INDICATES BEARINGS AND DISTANCES PER DEED IN FAVOR OF RIVERSIDE CO. REC'D. OCT. 6, 1964, BY INSTR. NO. 120950, O.R. RIV. CO.



M.B. 163/53

M.B. 163/53

CITY COPY

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TRACT NO. 14540

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M., AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

"FOR CONDOMINIUM PURPOSES"
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

MARCH, 1986

SCALE: 1" = 100'

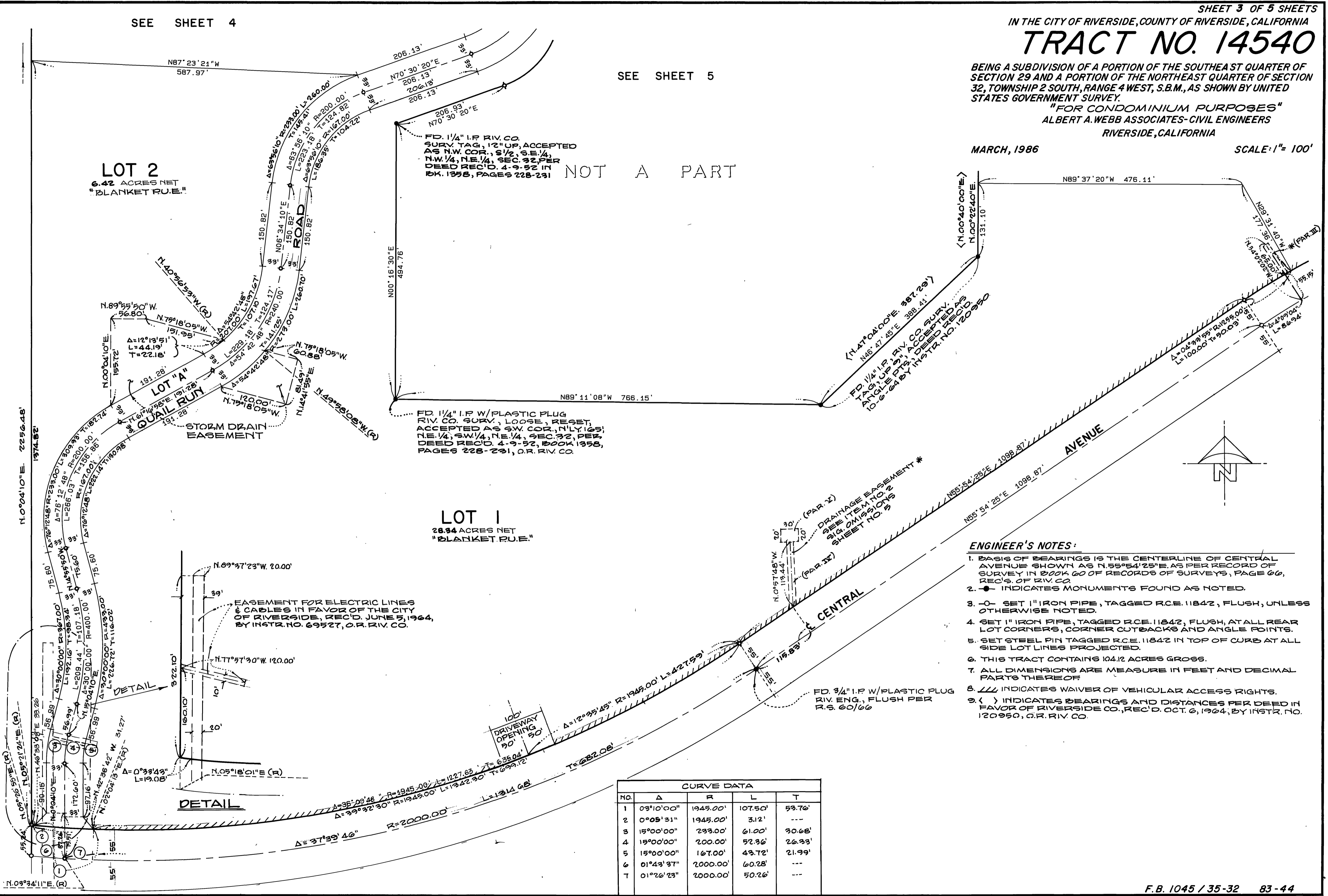
SEE SHEET 4

SEE SHEET 5

NOT A PART

LOT 2
6.42 ACRES NET
"BLANKET R.U.E."

LOT 1
26.34 ACRES NET
"BLANKET R.U.E."



ENGINEER'S NOTES:

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CURVE DATA				
NO.	Δ	R	L	T
1	03°10'00"	1945.00'	107.50'	53.76'
2	0°05'31"	1945.00'	3.12'	---
3	15°00'00"	233.00'	61.00'	30.68'
4	15°00'00"	200.00'	52.36'	26.33'
5	15°00'00"	167.00'	43.72'	21.99'
6	01°43'37"	2000.00'	60.28'	---
7	01°26'23"	2000.00'	50.26'	---

M.B. 163/54

M.B. 163/54

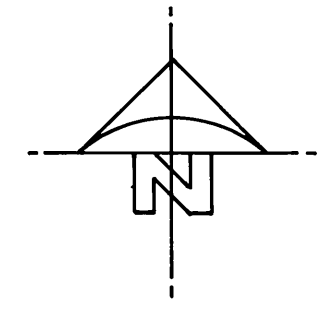
CITY
COPY 163
55

TRACT NO. 14540

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RIVERSIDE, CALIFORNIA

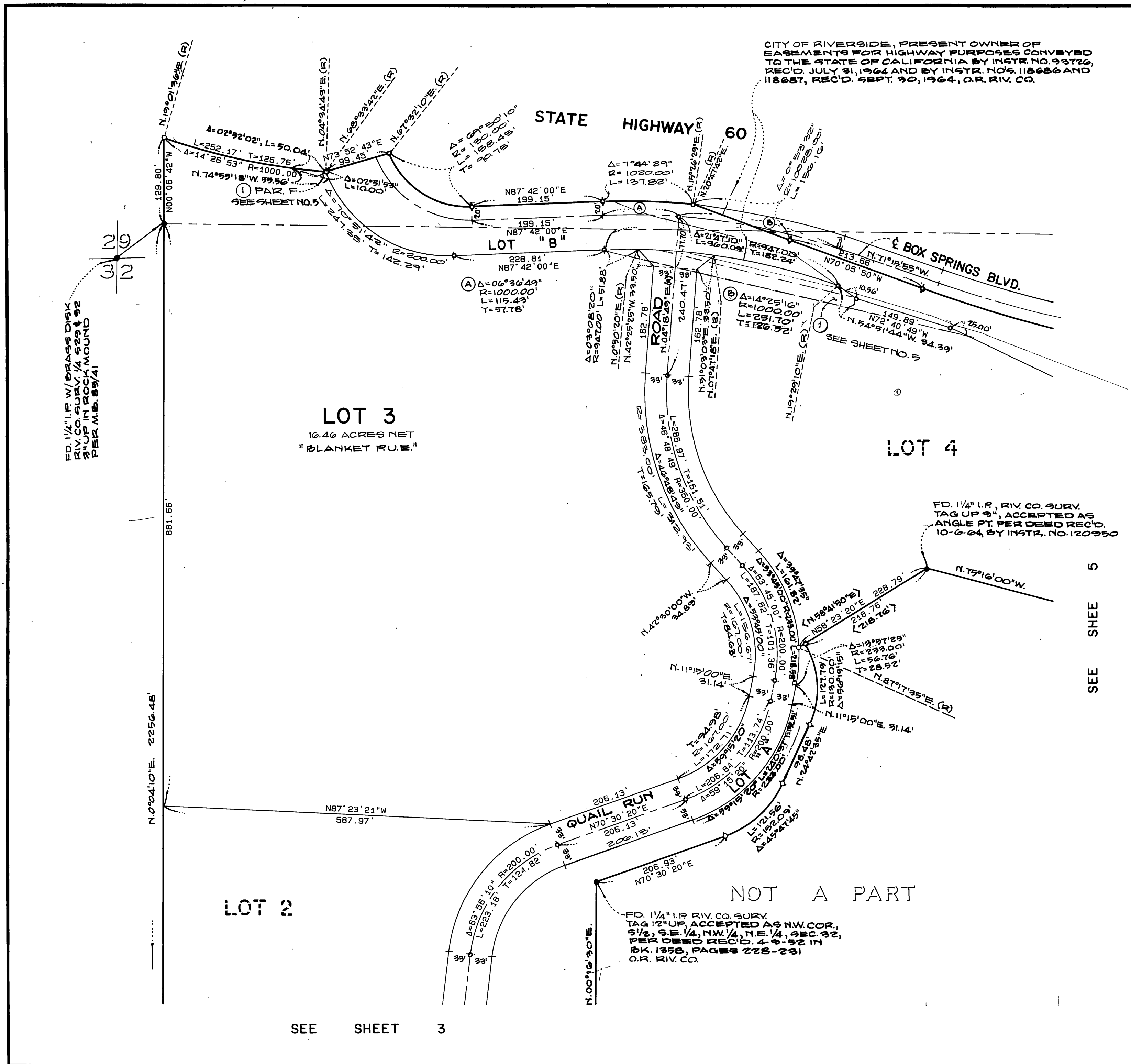
MARCH, 1986

SCALE: 1"=100'



ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CENTRAL AVENUE SHOWN AS N55°54'25"E. AS PER RECORD OF SURVEY IN BOOK 60 OF RECORDS OF SURVEYS, PAGE 66, REC'S OF RIV. CO.
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9. () INDICATES BEARINGS AND DISTANCES PER DEED IN FAVOR OF RIVERSIDE CO., REC'D. OCT. 6, 1964, BY INSTR. NO. 120950, O.R. RIV. CO.



CITY OF RIVERSIDE, PRESENT OWNER OF EASEMENTS FOR HIGHWAY PURPOSES CONVEYED TO THE STATE OF CALIFORNIA BY INSTR. NO. 93720, REC'D. JULY 31, 1964 AND BY INSTR. NOS. 118686 AND 118687, REC'D. SEPT. 30, 1964, O.R. RIV. CO.

FD. 1/4" I.P. W/ BRASS DISK
RIV. CO. SURV. 4-25-52
3 1/2" S.E. 1/4, N.W. 1/4, S.E. 1/4, S.W. 1/4
PER M.B. 163/55

M.B. 163/55

M.B. 163/55

163
56
M.B. 163/56

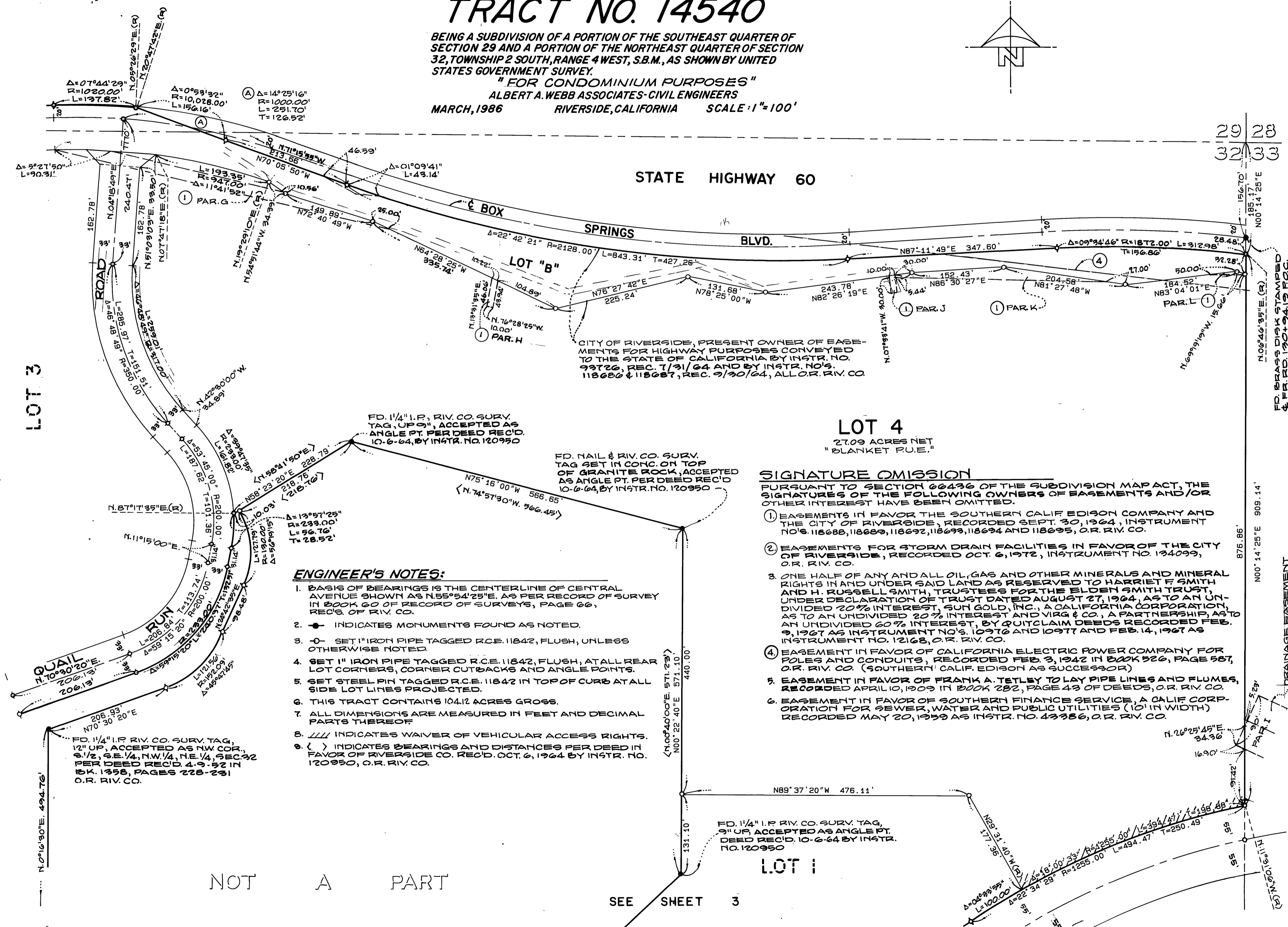
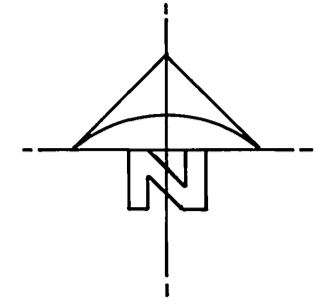
IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, CALIFORNIA

TRACT NO. 14540

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 4 WEST, S.B.M., AS SHOWN BY UNITED STATES GOVERNMENT SURVEY.

"FOR CONDOMINIUM PURPOSES"
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS

MARCH, 1986 RIVERSIDE, CALIFORNIA SCALE: 1"=100'



29 28
32 33

STATE HIGHWAY 60

LOT "B"

LOT 4

27.09 ACRES NET
"BLANKET P.U.E."

SIGNATURE OMISSION

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTEREST HAVE BEEN OMITTED.

- EASEMENTS IN FAVOR THE SOUTHERN CALIF EDISON COMPANY AND THE CITY OF RIVERSIDE, RECORDED SEPT. 30, 1964, INSTRUMENT NO'S. 118688, 118689, 118692, 118693, 118694 AND 118695, O.R. RIV. CO.
- EASEMENTS FOR STORM DRAIN FACILITIES IN FAVOR OF THE CITY OF RIVERSIDE, RECORDED OCT. 6, 1972, INSTRUMENT NO. 134099, O.R. RIV. CO.
- ONE HALF OF ANY AND ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS IN AND UNDER SAID LAND AS RESERVED TO HARRIET F SMITH AND H. RUSSELL SMITH, TRUSTEES FOR THE ELDON SMITH TRUST, UNDER DECLARATION OF TRUST DATED AUGUST 27, 1964, AS TO AN UNDIVIDED 20% INTEREST, SUN GOLD, INC., A CALIFORNIA CORPORATION, AS TO AN UNDIVIDED 20% INTEREST AND VIRG & CO., A PARTNERSHIP, AS TO AN UNDIVIDED 60% INTEREST, BY QUITCLAIM DEEDS RECORDED FEB. 9, 1967 AS INSTRUMENT NO'S. 10976 AND 10977 AND FEB. 14, 1967 AS INSTRUMENT NO. 12168, O.R. RIV. CO.
- EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR POLES AND CONDUITS, RECORDED FEB. 3, 1942 IN BOOK 526, PAGE 587, O.R. RIV. CO. (SOUTHERN CALIF EDISON AS SUCCESSOR)
- EASEMENT IN FAVOR OF FRANK A. TETLEY TO LAY PIPE LINES AND FLUMES, RECORDED APRIL 10, 1909 IN BOOK 282, PAGE 43 OF DEEDS, O.R. RIV. CO.
- EASEMENT IN FAVOR OF SOUTHERN FINANCE SERVICE, A CALIF CORP. ORATION FOR SEWER, WATER AND PUBLIC UTILITIES (10' IN WIDTH) RECORDED MAY 20, 1939 AS INSTR. NO. 43386, O.R. RIV. CO.

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF CENTRAL AVENUE SHOWN AS N.55°54'25"E. AS PER RECORD OF SURVEY IN BOOK 60 OF RECORD OF SURVEYS, PAGE 66, RECS. OF RIV. CO.
2. ● INDICATES MONUMENTS FOUND AS NOTED.
3. ○ SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, UNLESS OTHERWISE NOTED.
4. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CORNER CUTBACKS AND ANGLE POINTS.
5. SET STEEL PIN TAGGED R.C.E. 11842 IN TOP OF CURB AT ALL SIDE LOT LINES PROJECTED.
6. THIS TRACT CONTAINS 104.12 ACRES GROSS.
7. ALL DIMENSIONS ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. // INDICATES WAIVER OF VEHICULAR ACCESS RIGHTS.
9. () INDICATES BEARINGS AND DISTANCES PER DEED IN FAVOR OF RIVERSIDE CO. REC'D. OCT. 6, 1964 BY INSTR. NO. 120950, O.R. RIV. CO.

LOT 3

QUAIL RUN
N. 70°30'20"E
206.13'

FD. 1 1/4" I.P. RIV. CO. SURV. TAG, 12" UP, ACCEPTED AS NW COR., S. 1/2, S.E. 1/4, N.W. 1/4, N.E. 1/4, SEC. 32 PER DEED REC'D. 4-9-52 IN BK. 1358, PAGES 228-231 O.R. RIV. CO.

FD. 1 1/4" I.P. RIV. CO. SURV. TAG, UP 9", ACCEPTED AS ANGLE PT. PER DEED REC'D. 10-6-64, BY INSTR. NO. 120950

FD. NAIL & RIV. CO. SURV. TAG SET IN CONC. ON TOP OF GRANITE ROCK, ACCEPTED AS ANGLE PT. PER DEED REC'D. 10-6-64, BY INSTR. NO. 120950

FD. 1 1/4" I.P. RIV. CO. SURV. TAG, 9" UP, ACCEPTED AS ANGLE PT. DEED REC'D. 10-6-64 BY INSTR. NO. 120950

LOT 1

NOT A PART

SEE SHEET 3

FD. BRASS DISK STAMPED & FR. PD. 120+94.19 P.C. DN. 11" IN CAP WELL, ACCEPTED AS BEING ON SECTION LINE

DRAINAGE EASEMENT SEE ITEM NO. 2 SIGNATURES OMISSION SHEET NO. 5

SEE SHEET 4

M.B. 163/56